

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between VENTURE BUILDERS CORPORATION, Grantor, and JOHNNIE H. MCGHEE, JR., Grantee,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantee to the Grantor, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantee, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DESOTO, State of MISSISSIPPI, and more particularly described as follows, to-wit:

Lot 7, Section A, HUNTER'S CREEK SUBDIVISION, in Section 20, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 68, Page 8, in the office of the Chancery Clerk of DeSoto County, Mississippi

TO HAVE AND TO HOLD unto the Grantee, his/her heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.
- 3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

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STATE MS.-DESOTO CO. *SC*
FILED *PA*

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BK 427 PG 341
W.E. DAVIS CH. CLK.]

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 29th day of
August, 2002.

VENTURE BUILDERS CORPORATION

Charles R. Pogue
CHARLES R. POGUE, PRESIDENT

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named CHARLES R. POGUE, who acknowledged to me that he is the PRESIDENT of the corporation known as VENTURE BUILDERS CORPORATION, and that for and on behalf of said corporation and as its act and deed he/she signed and delivered the foregoing instrument of writing on the day and year therein mentioned, he having been first duly authorized to do so.

GIVEN under my hand and official seal on this the 29th day of August, 2002.

(SEAL)

My Commission Expires:



Freda R. Buckingham
NOTARY PUBLIC

ADDRESS OF GRANTOR:
P O BOX 296
OLIVE BRANCH, MISSISSIPPI 38654
Home: NONE
Work: 901-335-2814

ADDRESS OF GRANTEE:
8939 YOUNGBLOOD DRIVE
OLIVE BRANCH, MISSISSIPPI 38654
Home: 901-794-3971
Work: 901-794-3971

PREPARED BY AND RETURN TO:
HOLCOMB DUNBAR, P.A.
P. O. BOX 190
SOUTHAVEN, MS 38671-0190
(662) 349-0664

FILE# 802320/FRB